

149 acres/60.3 hectares

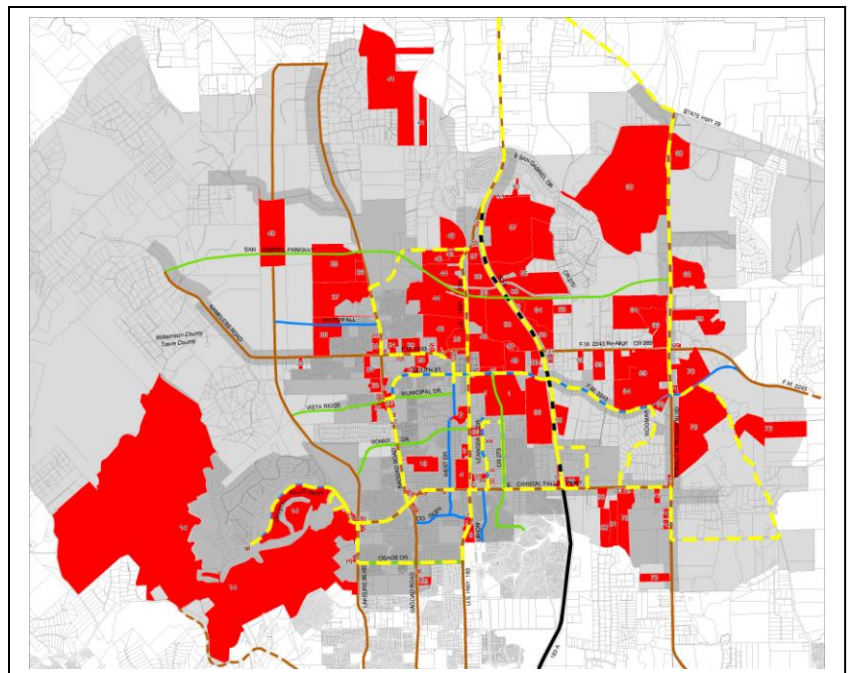
US 183 is 1.9 miles/3.2 km east

Available Utilities

Greenfield

Zoning - Single-Family Urban

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<b>Property</b>				
Total Acreage: <b>149 acres/60.3 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 311, Sec. Q, U</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Northwest of the Northcreek Subdivision, in-and-around Devine Lake Park and south of the future <a href="http://www.XParkUSA.com">www.XParkUSA.com</a></b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>1.9 miles/3.2 kilometers (km) east</b> Distance to Interstate Highways: <b>13 miles/21 km east</b>			Type of Zoning: <b>Single-Family Rural</b>	
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>2,370 x 3,770 feet/722 x 1,149 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>				Shrink/Swell Capacity: <b>Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>1.9 miles/3.2 kilometers (km) east</b>		Name of Railroad: <b>Union Pacific, Southern Pacific and Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Bounded by a 400-home residential neighborhood to the south and the <a href="http://www.XParkUSA.com">www.XParkUSA.com</a> to the north with Devine Lake Park in the middle</b>		
Fenced: <b>Yes</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Office, Retail and Residential</b>		
Deed Restriction(s): <b>Yes</b>		Covenants: <b>Yes</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>8 inches/20.3 cm</b> Pressure: <b>88 psi/606,739 pascal</b>		Sewer - Size of Nearest Line: <b>8 inches/20.3 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>3 inch/7.6 cm Poly II</b>		Pressure: <b>Intermediate Pressure at Waterfall and Deer Creek in the North Creek subdivision approximately 1.3 miles/2.1 km southeast of the site</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Emmet J. Hawkes</b>	Phone: <b>(805) 966-0891</b>	Facs: <b>Not Available</b>	Email: <b><a href="mailto:emmetjhawkes@msn.com">emmetjhawkes@msn.com</a></b>	Web Site: <b>Not Available</b>
Sales Price: <b>Negotiable</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Located in one of several Leander growth corridors with good accessibility adjacent to many residential subdivisions.</b>				